

OFFICE USE ONLY

SUP # _____

Date _____

TOWN OF BLACKSBURG**SPECIAL USE PERMIT APPLICATION**

This application and accompanying information must be submitted in full before the special use permit can be referred to the Planning Commission and Town Council for consideration. The application and accompanying information will become conditions of approval and be binding on the property if the permit is granted. Please contact the Planning and Engineering Department at (540) 961-1114 for application deadline or questions.

Name of Property Owner(s): Town of BlacksburgAddress: 300 South Main Street Phone: 961-1126Contract Purchaser or Agent: NAAddress: NA Phone: NA

Location or Address of Property for Special Use Permit:

1303 Palmer DriveTax Parcel Number(s): 228-2 6APresent Zoning District: R-4Present Use of Property: Utility Service, Major (Water Storage Facility)Special Use Requested: Utility Service, Major; Amending Special Use Permit 03-004
Section: 3041 (b)Is this request for an amendment to an existing special use permit? YES

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

Construction of two 1 million gallon concrete water storage tanks to replace the old 1.2 and 0.3 million gallon water tanks presently on the site

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

The parcel is presently the location of three (3) water storage tanks and a water storage tank. The tank closet to Palmer Drive is a new 2 Million Gallons and is scheduled to be completed Fall 2004. The two water tanks towards the rear of the property are roughly 70 years old, the 1.2 is currently off-line due to a floor failure in Spring 2004 making it unable to hold water. The buffering currently consist of one row of evergreens. A Type D buffer will be installed as part of the construction and as required in SUP 03-004. This

buffer will include evergreen trees, a wooden Board fence and 30 ft of green space between the fence and property line. A row of shrubs will also be planted around the evergreens to provide a lower level evergreen screen.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measure to be taken to achieve such goals.

The property currently contains three water tanks. The use of the property will not change and the same number of water tanks will occupy the site as currently exist today if this SUP is approved. The Utility Section of the 2001 Comprehensive Plan state as a General Policy that the Town should “provide water storage equal to 48 hours of service to all areas within the Town and its service area in an aesthetically pleasing manner and through methods that are effective during extended power outages and reliable during inaccessible weather conditions. In addition, one Action Strategy defined in the Comprehensive Plan to be completed within 5 years is to “Upgrade/ Replace the old Highland Park tanks in accordance with current technology and safety standards”. The construction of the additional tanks will help meet the Town’s short term goal of providing an additional 0.5 million gallons of capacity described in the Water Storage Needs section of the Comprehensive Plan.

The replacement tanks are proposed to a prestressed composite tank, (steel shell diaphragm encased in a shot crete core wall), 75 feet in diameter and 30 feet in height. The top of the water tanks will be no higher than the top of the new water tank.

The following items must accompany this application:

1. The written consent of the owner or agent for the owner. If the applicant is the contract purchaser, the written consent of the owner is required.
2. One copy of a site plan for the property showing the lot, structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, use and design standards, and physical compatibility with the neighborhood.
3. Vicinity map (may be included on the site plan)
4. A list of adjacent property owners (including properties across the street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please.)
5. Fee of \$500 for special use permit or minor amendments to existing special use permits to be applied to the cost of advertising and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the TOWN OF BLACKSBURG.
6. **Any item submitted that is greater than 11" X 17" paper size requires thirty-six (36) copies.**

SIGNATURE OF APPLICANT: _____

DATE: _____

